

# Land East of South Road South Ockendon

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Strategic Development Opportunity



Please note the boundary is shown for indicative purposes only.



## KEY HIGHLIGHTS

- Freehold sale via private treaty;
- Paddock land extending to approximately 1.51 ha (3.74 ac);
- Commercial or residential development opportunity.

## OPPORTUNITY

The Site has been in the ownership of the current owners for over 40 years and has been used as horse paddocks and stables. The site is predominately flat and would suit either a private or affordable residential scheme, care or commercial development, subject to the necessary planning.

The site has not been promoted before and offers excellent links to the surrounding area. We are seeking either a Subject to Planning, unconditional or Option over the site. Included within your offer we would ask for your track record of sites of this size and nature, and your experience in dealing with Thurrock local Authority.

## LOCATION

The land is located within South Ockendon, to the east of South Road and north of Buckles Lane, a small town within the County of Essex and under the jurisdiction of Thurrock Council.

South Ockendon lies approximately 10.0 km (6.2 mi) southeast of Romford, 11.0 km (6.8 mi) south of Brentwood, and 29.1 km (18.1 mi) east of the City of London. The town has various amenities, including both national and local retailers and various primary and secondary schools in proximity to the site. Ockendon Train Station lies approximately 1.2 km (0.7 mi) north of the site, providing mainline services to London Fenchurch Street west, and east to Southend Central, with approximate journey times of 30 minutes and 20 minutes, respectively.



Indicative site plan



## PROPERTY DESCRIPTION

The Property consists of predominately paddock land and two separate horse stables. The stables have electricity and water, however no foul drainage is connected at present. We understand the land extends to approximately 3.74 acres (1.51 Ha). The property is accessed from South Road via a track, Part of the space is currently used by residents for parking.

The property is accessed from South Road to the west with residential to the front and commercial either side, an alternative access may be available from Buckles Lane to the south with the necessary planning permissions. There is scope available to widen the access from South Road to improve visibility splays.

Data room Link – [DATA ROOM](#)

## PLANNING

The site is within Thurrock Local Authority. We note that the planning authority does not have a 5-year land supply, and the site is not subject to any planning consents. We note the site sits within the Metropolitan Green Belt.

## OVERAGE

A development overage is proposed on the sale, details available on request

## EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The Site will be sold subject to and with the benefit of all wayleaves, easements and right of ways, whether mentioned in these particulars or not.

## TENURE AND POSSESSION

The property is available for sale on a freehold basis with full vacant possession to be provided.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such as tax shall be payable by the purchaser.

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## METHOD OF SALE

The Site is being offered on either a Subject to Planning and Unconditional basis. However, the landowner will consider other expressions of interest.

All interested parties are advised to examine the information within this brochure and make their own enquiries in advance of submitting their offer.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

## VIEWINGS

Viewings should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

Should you wish to make an appointment, please contact Thomas Higgins or Grace Forster on the below contact information.

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August 2022 (Photographs taken August 2022)

